



Petition Number: 1607-DDP-23

Subject Site Address: 14711 North Gray Road

Petitioner: BD Schools Real Estate, LLC by Ice Miller, LLP

Request: Detailed Development Plan approval for 2,827 square foot +/- expansion of the existing building

Current Zoning: Bridgewater Planned Unit Development (PUD) District

Current Land Use: Childcare/Daycare Center

Approximate Acreage: 1.63 acres +/-

Property History: 0607-PUD-08 – Bridgewater PUD, Ord. 06-49
0504-DP-16 – Overall Development Plan
0811-DP-14 – Detailed Development Plan
0811-SIT-12 – Detailed Development Plan

Staff Reviewer: Daine Crabtree, Associate Planner

PROCEDURAL

Approval of a Detailed Development Plan must be granted if the submitted plans demonstrate compliance with the terms of the underlying zoning district, subdivision control ordinance and/or applicable PUD District Ordinance, any variance associated with the site and any commitments associated with the site.

This petition was reviewed by the Technical Advisory Committee at its June 21, 2016 meeting and received a public hearing at the July 5, 2016 Plan Commission meeting.

PROJECT OVERVIEW

Location: The 1.63 acre +/- site is located within Bridgewater Marketplace, located on the northwest corner of 146th Street and Gray Road (see **Exhibit 2**). The request is for approval of a Detailed Development Plan (see Site Plan at **Exhibit 3**) for a 2,827 square foot addition to the existing Primrose School building.



Applicable Zoning: The applicable zoning district is the Bridgewater PUD District Ordinance No. 06-09 (the "PUD Ordinance"). The subject property is within "Area Y" of "The Village Marketplace" of the PUD Ordinance.

DEVELOPMENT PLAN

REVIEW COMMENTS

Comment: Development Plan Complies

BRIDGEWATER PUD (ORD. 06-49)

Section 5: The Village Marketplace (see Exhibit 6)

Comment: Development plan complies

1. **Minimum Setback Requirements.**

- a. Front Yard Adjacent to All Districts: Required front yards adjacent to all districts shall be 60 feet. Exception: The required front yard may be reduced to the average setback of the legally established buildings or structures where an existing front yard setback is established by two or more existing, legally established buildings or structures within the same block and within three hundred (300) feet in either direction.

Comment: Superseded by Ord. 06-49, Sec. 10.G.6.d.i

- b. Side Yards Adjacent to Residential Districts: Required side yards adjacent to residential districts shall be 60 feet. Exception: If the required side yard abuts an alley, the required side yard setback shall be 40 feet from the right-of-way line of the alley.

Comment: Superseded by Ord. 06-49, Sec. 10.G.6.d.iii

- c. Side Yards Adjacent to Non-Residential Districts: Required side yards adjacent to non-residential districts shall be 15 feet.
- d. Rear Yards Adjacent to Residential Districts: Required rear yards adjacent to residential districts shall be 60 feet. Exception: If the required rear yard abuts an



alley, the required rear yard setback shall be 40 feet from the right-of-way line of the alley.

- e. Rear Yards Adjacent to Non-Residential Districts: Required rear yards adjacent to non-residential districts shall be 20 feet.
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2. Use of Required Yards: All required yards shall be maintained as green space and landscaped with grass, trees, shrubbery or hedge, or in combination with other suitable ground cover materials in compliance with the requirements of Chapter 6. Landscape Standards of this Ordinance, and shall remain free from buildings or structures except when expressly permitted below:
 - a. Front Yard Adjacent to Non-Residential Districts: - Required front yards adjacent to non-residential districts may include driveways and parking areas, provided that (i) no portion of the parking area may be located closer to the right-of-way than ten (10) feet; and, (ii) the remainder of said required front yard shall be maintained as green space free from buildings or structures.
 - b. Front Yard Adjacent to Residential Districts: Required front yards adjacent to residential districts may include driveways and parking areas, provided that (i) no portion of the parking area may be located closer to the right-of-way than thirty (30) feet; and, (ii) the remainder of said required front yard shall be maintained as green space free from buildings or structures.
 - c. Side and Rear Yards Adjacent to Non-Residential Districts: Required side and rear yards may include interior access driveways, provided that the remainder of said required side or rear yard shall be maintained as green space free from buildings or structures.
 - d. Side and Rear Yards Adjacent to Residential Districts: Required side and rear yards shall be maintained as green space free from buildings or structures.
 3. Maximum Building Height:
 - a. Fifty (50) feet
 4. Loading: All loading, off-street parking, and drive-through facilities shall be in rear yards and side yards. Loading, parking, and drive through facilities located in side yards shall be screened as set forth in Section 11 (of Bridgewater PUD)
 5. Lighting: See WC 16.07.010
 6. Signs Standards:
Comment: Any proposed sign(s) will require a sign permit and will be reviewed by the Department for compliance at that time.



7. Development Plan: Development Plan filed for any construction, building additions, new or expanded surface parking areas, new or expanded surface loading areas, exterior building renovations or signs in the LB District shall, in addition to any Development Requirements contained elsewhere in this Ordinance, also comply with the following additional Development Requirements:
- a. Pedestrian Access and Orientation: Developers of sites in the Local Business District shall provide sidewalks or pathways along all adjoining public or private streets. Such sidewalks or pathways shall be designed so as to connect to an existing or proposed sidewalk, pathway or trail network.
 - b. Building Fascia: All buildings and structures within a Local Business District development shall share a common architectural style.
 - c. Vehicle Access: Each vehicle access point shall be designed in compliance with the criteria set forth in this Ordinance and the "Town of Westfield Construction Standards."
 - d. Development Pattern:
 - i. Developments may be either: (i) a freestanding individual development; or (ii) an integrated development containing more than one (1) business in one (1) or more buildings.
 - ii. In order to create an integrated development that may include Out Lots, a rezone to the LB-PD shall be required.
 - iii. In the case of an integrated development, documentary assurances shall be filed with the Plan Commission indicating that all lots or uses within the integrated development shall be provided with, at a minimum the following: (i) regular trash pick-up; (ii) snow removal; (iii) common vehicle access point(s), drive(s) and parking areas, including maintenance thereof; and, (iv) one (1) shared or common ground or pylon sign

Section 8: Uses

Comment: Development plan complies

Permitted uses for Area Y shall include all uses permitted in the LB-Local Business and Neighborhood District of the Zoning Ordinance on the date of the enactment of the Restate Bridgewater PUD, as indicated by an "X" in the "Local Business" column specified on what is attached and made part of as Exhibit 10, other than those uses specified in Exhibit 10 through which a line has been drawn. Permitted uses within Area Y shall also include the following, all of which shall be permitted uses and not special exceptions, even if (i) stricken from Exhibit 10, or (ii) not shown on Exhibit 10 as a permitted use.

Section 10: Development and Architectural Standards (see Exhibit 17)

Comment: Development plan complies

1. Aggregate Maximum square footage of all buildings, regardless of use, within Area Y shall be seven hundred and one thousand (701,000), and the Maximum Parcel Coverage within Area Y shall be five hundred thirty-five thousand (535,000) square feet.
2. Open Space shall be greater than or equal to twenty percent (20%) of Area Y.
3. Apartments, not to exceed twenty-five (25) apartment units per building or structure, in Area Y may be contained on upper levels in multi-story, mixed-use structures along with Bed and Breakfast, retail or offices. Structures in Area Y shall be architecturally compatible and cohesive, but shall also utilize multiple textures (i.e., rough, smooth, striated, etc.) or multiple architectural elements (quoins, pilasters, soldier courses, lintels, friezes, cornices, dentils, architraves) to achieve variation in terms of footprint and architectural elevations. In a two or three story building, the second and/or third floors may contain Apartments, Bed and Breakfasts, offices, or retail uses.
4. Restaurants shall be permitted to operate outdoor cafes on sidewalks and in courtyards, including areas in public rights-of-way not dedicated to vehicular traffic or parking; provided that pedestrian circulation and access to store entrances are not impaired. The following standards and guidelines are applicable:
 - a. To allow for pedestrian circulation, a minimum of five feet of sidewalk along the curb and leading to the entrance to the establishment shall be maintained free of tables and other encumbrances.
 - b. Planters, posts with ropes, or other removable enclosures are encouraged and may be used as a way of defining the area occupied by the cafe.
 - c. Fixtures such as extended awnings, canopies, or large umbrellas shall be permitted to provide shade. Fixture colors shall complement building colors.
 - d. Outdoor cafes shall be required to provide additional outdoor trash receptacles.
 - e. Tables, chairs, planters, trash receptacles, and other elements of street furniture shall be compatible with the architectural character of the building where the establishment is located.



- f. The operators of outdoor cafes shall be responsible for maintaining a clean, litter-free, and well-kept appearance within and immediately adjacent to the area of their activities.

5. All Non-residential Uses and Mixed-Use Buildings:

- a. Minimum lot area: two thousand (2,000) square feet
- b. Minimum lot width at building line: twenty-five (25) feet
- c. Minimum lot depth: seventy (70) feet
- d. Yard dimensions:
 - i. Set back from Internal Streets: No minimum
 - ii. Set back from External Streets: This provision shall supersede any requirements of the Zoning Ordinance pertaining to proximity slope. The required set back from External Streets for All Buildings shall be based on and determined by a 1:2 proximity, slope requirement (one (1) foot of building height for every two (2) feet of building set back). In no case shall the setback be less than thirty (30) feet. The setback area shall be landscaped according to standards set forth in Section 10, Landscaping.
 - iii. Side yard (each side): No minimum
 - iv. Rear yard: A minimum of twenty (20) feet unless abutting a common parking lot, in which event no rear yard is required.
- e. Maximum building height: Fifty (50) feet
- f. Maximum building footprint coverage: One hundred percent (100%)
- g. All loading, off-street parking, and drive-through facilities shall be in rear yards and side yards. Loading, parking, and drive-through facilities located in side yards shall be screened as set forth in Section 11.

6. The following restrictions shall apply to all owner or tenant occupied space in Area Y:

- a. One (1) single tenant or owner of occupied space, with any use permitted in Area Y, may be up to sixty-five thousand (65,000) square feet.
- b. One (1) single tenant or owner of occupied space, with any use permitted in Area Y, may be permitted up to forty-five thousand (45,000) square feet in Parcel M4.
- c. One single tenant office space may be up to forty thousand (40,000) square feet;
- d. Two (2) single tenant or owner occupied spaces, with any use permitted in Area Y, may be up to twenty thousand (20,000) square feet.



- e. Four (4) single tenant or owner occupied spaces, with any use permitted in Area Y, may be up to fifteen thousand (15,000) square feet.
 - f. All other single tenant spaces or owner occupied spaces, with any use permitted in Area Y, shall be less than or equal to ten thousand (10,000) square feet.
7. Area Y Parking Requirements
- a. Parking shall be provided in Area Y both off-street and on-street. For buildings adjacent to Internal Streets with parking bays, those spaces immediately adjacent to the frontage of the building lot shall be included in the calculation for required spaces. Minimum parking spaces accessory to designated areas shall be provided as follows: Retail. Three and one half (3.5) parking spaces for each one thousand square feet of floor area, provided however that in no case shall any individual tenant or owner provide less than five (5) parking spaces).
 - b. M-4 Parking: Parking shall be permitted to exist in the front of the buildings located within the areas identified as Lots 1, 2, 3, and 4, within Parcel M-4.

Exhibit 17. General Architectural Standards – Area Y

Comment: Development plan applies

1. Neo-traditional architectural style
2. Building Facades: Buildings along an External Street shall have two (2) front facades, one of which is faux. Access to the building provided along the internal parking areas. Elevation facing External Street (faux façade) with similar architectural features as access side of the building. Examples of architectural treatments for the External Street side of the building include: windows, doors, pilasters, pediments, rails, and balustrades, cross gables, dormers, cupolas, awnings, water tables, quoins, and dentals. Design elements and detailing shall be contained completely around the structure.
3. Open Space: A series of Open Spaces will be incorporated in the Village Marketplace to allow for seating, passive recreation, events, outdoor dining, and visual aesthetics. The primary open space will be a village park, with lawn areas, landscaping, and benches. As the focal point to the Village Marketplace, the village park will be a place where people can gather, relax, picnic, or play. Other Open Space opportunities within the Village



Marketplace may include plazas, courtyards, and gardens. Together these open spaces will provide a pleasant pedestrian experience for shoppers, office workers, and residents.

4. Pedestrian Circulation: The Village Marketplace has been planned to encourage pedestrian circulation. Parking areas will be located behind and between the buildings to allow for storefronts along sidewalks. The sidewalks themselves will be generously dimensioned to allow for shoppers, strollers, sidewalk displays, and outdoor dining. Open spaces will be incorporated to provide a sequence of respite sites for pedestrians. And most importantly, the sidewalk system will be continuous, accessible, and will connect into the larger Greenway Trail system, allowing numerous opportunities for pedestrian circulation.

Section 11. Landscaping Standards (see Exhibit 18)

Comment: Development plan complies

1. For Parcels along Internal Streets, there shall be a five (5) foot buffer yard required between (i) adjoining residential and non-residential districts and (ii) adjoining residential districts provided, however, that there shall be no buffer yard required for parcels separated by street or rights-of-way.
2. Perimeter yards along External Streets shall be landscaped.
3. Area Y Perimeter yards along External Streets shall be landscaped with shade trees, ornamental trees and shrubs.
4. There shall be a landscape buffer along the eastern edge of Parcel M-4, which shall be forty (40) feet in width, and shall include (i) a berm which is a minimum of seven (7) feet in height, and (ii) two parallel rows in which pine trees, which are a minimum of eight (8) feet in height at planting, are planted twelve (12) feet on center in a staggered pattern.

Exhibit 18 Landscaping

Comment: Development plan complies



1. Selection
2. Heating and cooling facilities
3. Softening of walls and fences
4. On-Site (Business)
5. Road Frontage
 - a. Shade trees required to be planted along road frontage shall be located outside drainage and utility easement, shall be located in a manner that mitigates interference with infrastructure located within such easement and may be clustered or grouped in order to attain creative site design.
6. Buffer Yards: Not applicable
 - i. South property line: Commercial/Commercial
 - ii. West property line: Commercial/Commercial
7. Interior Parking Lot Landscaping
 - a. Interior Parking Lot Area
 - b. Minimum Island Size: 6 inches tall; 7 feet wide; 120 square feet
 - c. Curbed islands
 - d. Unbroken rows of parking can be a maximum of 200 feet
 - e. Minimum Planting Requirement: 1 tree and 4 shrubs per island
8. Perimeter Parking Lot Landscaping: Parking is located within a required yard.
 - a. Perimeter parking lot landscape areas shall be at least five (5) feet wide and shall extend along the perimeter of parking lots. Plantings should be grouped in an aesthetically pleasing manner.
 - b. There shall be one tree per thirty (30) linear feet of parking lot length. Trees may be clustered.



- c. There shall be one shrub per three feet of parking lot length. Shrubs may be clustered.

DEPARTMENT COMMENTS

- 1) The Detailed Development Plan complies with the applicable zoning ordinances.
- 2) **Action: Approve the detailed development plan (1607-DDP-23) with the condition that the property owner shall, prior to the issuance of an improvement location permit for the property, either: (i) provide the Department with a copy of a shared parking agreement with the adjoining property owner; or (ii) provide documentation and guarantees, as approved by the City, that alternative parking accommodations are being facilitated for the proposed expansion.**
- 3) If any member of the Plan Commission has questions prior to the meeting, then please contact Daine Crabtree at 317-416-2586 or dcrabtree@westfield.in.gov.